

Date: August 9, 2011
To: Applicant
From: OC Planning/NPDES Implementation Program
Subject: South Orange County Water Quality Management Plan (WQMP) Guidelines

On January 18, 2002, the Santa Ana Regional Water Quality Control Board issued Order No. R8-2002-0010 which regulates grading and construction water runoff, or discharge, for the area generally north of El Toro Road. The San Diego Regional Water Quality Control Board issued a similar Order, No. R9-2002-0001 on February 13, 2002.

These NPDES Permits require that local jurisdictions implement programs designed to regulate runoff from new development and redevelopment construction activities. In compliance with the Drainage Area Management Plan (DAMP) and the County's Local Implementation Plan (LIP), all construction projects are subject to the regulations set forth in the NPDES Permits. The following information summarizes how these requirements are implemented by Planning and Development Services (PDS).

PLANNING APPLICATION:

A Conceptual Water Quality Management Plan (WQMP) for "Priority" projects, and a Conceptual Water Quality Plan (WQP) for "Non-Priority" projects, will be required to be submitted with planning applications for discretionary permits. Although conceptual, the WQMP or WQP must provide complete information regarding the post-construction best management practices (BMPs) to be utilized and/or operated on the site. The Final WQMP, or Final WQP, submitted for the project at grading or building plan check must be consistent with the approved conceptual version of the plan.

PLAN CHECK:

A Water Quality Management Plan (WQMP) must be approved prior to issuance of a grading or building permit if the project is not exempt. A WQMP describes the post-construction Best Management Practices (BMPs) which will be utilized onsite to: 1) minimize urban runoff, and 2) eliminate pollutants from stormwater runoff. All grading and building plans submitted for plan check must be consistent with the approved WQMP for the project. (Additionally, an Erosion and Sediment Control Plan (ESCP) must also be submitted with each set of grading and building plans. The ESCP describes the temporary BMPs utilized during the construction phase which are not part of the WQMP.)

WQMPs:

All new development/redevelopment projects require WQMPs. Please use the attached *Checklist for Categorizing Development and Significant Redevelopment Projects as "Priority" or "Non-Priority"* to determine the priority of your project. The scope of the WQMP will differ depending on its priority.

The WQMP for a Priority Project must address or include the following:

- Regional or watershed program (if applicable)
- Site design Best Management Practices (BMPs) (as applicable)
- Routine structural and non-structural BMPs
- Treatment control BMPs
- The Operations and Maintenance (O&M) Plan which describes the mechanism(s) by which long-term operation and maintenance of all structural BMPs will be provided.
- As of December 16, 2010, all priority projects in South Orange County must also address hydromodification, unless exempt.

The WQMP for a Non-Priority Project must address the following mitigation practices:

- Routine structural and non-structural BMPs
- Consideration of site design BMPs
- The Operations and Maintenance (O&M) Plan which describes the mechanism(s) by which long-term operation and maintenance of all structural BMPs will be provided.

When the WQMP is completed and ready for review, submit one copy to the Development Processing Center (DPC) on the first floor of 300 N. Flower Street, Santa Ana, at the time of grading or building permit application and deposit. WQMPs will not be accepted for review without a deposit.

Upon approval of the final version of the WQMP, the applicant is required to submit three final copies of the entire document (two to stay within the County and one to be returned to the applicant with a stamp of approval), eight stand-alone copies of the approved WQMP "BMP Exhibit," and a PDF of the approved WQMP (including O&M Plan, Appendices and BMP Exhibit). The applicant will be responsible for submitting the approved, stamped WQMP BMP Exhibit as a plan sheet (at the same size of other plan sheets) in all grading and building plans submitted for plan check.

OPERATION AND MAINTENANCE (O&M) PLAN:

An O&M Plan must be prepared as an attachment to the WQMP. Each O&M Plan shall describe and/or include:

- Structural BMPs
- Employee responsibilities and training for BMP operation and maintenance
- Operating schedule
- Maintenance frequency and schedule
- Specific maintenance activities
- Required permits from resource agencies, if any
- Forms to be used in documenting maintenance activities
- Record keeping requirements (at least 5 years).

RECORDATION REQUIREMENT:

The County requires that each approved Final WQMP, including the Operation and Maintenance (O&M) Plan and Appendices, be recorded with the County Recorder's office by the property owner prior to closeout of the associated grading or building permit. Educational material may be excluded.

ADDITIONAL INFORMATION:

For additional information and documents related to South Orange County requirements, please visit the OC Planning website at: ocplanning.net.